

Téléphone 06 20 56 28 66

Iopportunite-immobiliere.com

## Price on request

For sale ideal investor

3 rooms

Surface: 40 m<sup>2</sup>

Exposition : Ouest
View : Jardin
Standing : residential
Building condition : good

Features:

double glazing, gated, calm, air conditioning, residential, pool, visitor parking

2 bedroom

1 terrace

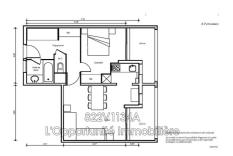
1 bathroom

1 WC

Energy class (dpe): D

Emission of greenhouse gases (ges) :  ${\sf B}$ 

Document non contractuel 02/01/2026 - Prix T.T.C





## Ideal investor 188 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just steps from the beaches, on the banks of the famous Siagne River, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished and airconditioned 2/3-room apartment, fully equipped, with a surface area of 40 m², located on the second and top floor, facing west. 4.49% return on sale price guaranteed by contract. Secure rental management. You don't have to worry about anything: - \*\*Annual rent guaranteed by contract and indexed\*\* - Current charges for water, electricity, and residence tax paid - Routine maintenance included - Option for the owner to enjoy the property for several weeks (contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing for tax-free income over the long term. Do you live far away? - You don't have to handle anything - Receive income - Enjoy your apartment. For more information, call 06.20.56.28.66 Fees and charges:

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium



